



LEGEND

CC#.....COUNTY CLERK'S DOCUMENT NUMBER
OCIRF.....ORANGE CAPPED IRON ROD FOUND
OPRTCT.....OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plat of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN / DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

P.R.V.'s NOTE

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

OWNER / SUBDIVIDER
BEACH STREET PARTNERS 2, LLC
P.O. BOX 96255
SOUTH LAKE, TEXAS 76092

ENGINEER / SURVEYOR

B. B. BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 State Hwy 360, Ste. 180, Grapevine, TX 76051
jwargo@bbhinc.com 817-251-8550 www.bbhinc.com
BHB Project #2016.710.000 TBPE Firm F-44 TBPLS Firm 10011302

LAND USE
GROSS SITE AREA: 1.529 ACRES
TOTAL NUMBER LOTS: 1
NON-RESIDENTIAL LOTS: 1
COMMERCIAL LOTS AREA: 1.529 ACRES

Plat Case Number: FP-16-059
Reference Case Number: PP-14-047
Flood Study Number: FP-16-027-FS

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| FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS | |
| THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL | |
| Plat Approval Date: <u>October 21, 2016</u> | |
| By: <u>Samuel P. Williams</u> Chairman | By: <u>Mary Elliott</u> Secretary |

SURVEYOR'S NOTES

- Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the Texas RTK Cooperative Network.
- All distances shown are at ground.
- The use of the word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

Joshua D. Wargo 10/19/16
Registered Professional Land Surveyor No. 6391



FINAL PLAT
LOT 3, BLOCK 1
HERITAGE GLEN OFFICE PARK
66,601 SQUARE FEET OR 1.529 ACRES
SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
OCTOBER 2016

This plat filed in County Clerk Instrument No. D216247617, Date 10/21/16